

Don Pedro Horruytiner House  
214 St. George Street  
St. Augustine  
St. Johns County  
Florida

HABS No. FLA-130

HABS  
FLA

55-SAUG

29-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey  
National Park Service  
Eastern Office, Design and Construction  
143 South Third Street  
Philadelphia, Pennsylvania

## DON PEDRO HORRUYTINER HOUSE

55-SAUG-  
29-

Address: 214 St. George Street, St. Augustine, St. Johns County, Florida.

Present Owner: Horace E. and James H. S. Lindsley.

Present Occupant and Use: Only the first floor is now in use as a real estate office. It was used as a residence until the early 1960's.

Statement of Significance: If sections of the masonry construction date from the first Spanish Period in St. Augustine and the Horruytiner "attribution" is therefore correct, the house can be associated with a family prominent in the early presidio of St. Augustine. Luis Horruytiner was governor of Spanish Florida (1633-38), and an earlier Pedro Benedit Horruytiner was governor ad interim, 1652-54.

PART I. HISTORICAL INFORMATION

- A. Physical History: A house can be identified on the site with some degree of certainty at the time of the first Spanish evacuation in 1763 (#215, Block Q, Juan Elixio de la Puente Map, 1764; copy in the library of the St. Augustine Historical Society, 22 St. Francis Street, St. Augustine). This is described as a "house of stone" belonging to Don Pedro Benedit Horruytiner y Pueyo.

When Charles Howard bought the property from Robert Catherwood in 1785 (see chain of ownership below) he described the house as "uninhabitable" (Escrituras, July 1784).

When Howard sold the property to Juan Cavedo in September of the same year the house is described as a "stone house of 2 stories" (Escrituras, 1784).

When the house was sold to Antonio de Entralgo in 1787, it is recorded as a "2 story house of wood and stone" (Escrituras, 1787).

On the Mariano de la Rocque Map of 1788 (copy in library of St. Augustine Historical Society), the plan of the house is schematically given and corresponds quite well with that of the existing house before the 19th century alterations and additions.

All that can safely be inferred from the above is (1) there was in all probability a house on the site at the time of the de la Puente transfer (first Spanish evacuation), (2) this house was of stone masonry although we know nothing about its plan or appearance, (3) it continues to be described during the English and Second Spanish Periods as a stone masonry house, and (4) on the Rocque Map of 1788, the plan resembles that of the present house. Since there is no record of major destruction or rebuilding (Charles Howard's statement above may only refer to neglect), and since it is reasonable to assume that in any lesser program of rehabilitation or alteration, existing masonry walls would be retained whenever possible, it is quite likely that we have in the construction, and to some extent the form, of this house a substantial remain of the First Spanish Period (1565-1763).

1. Original and subsequent owners:

1763 Pedro Alcantara Benedit Horruytiner y Pueyo  
(Puente Transfer, July 9, 1764: Escrituras 1785, p. 164).

1764 Juan Elixio de la Puente  
(Puente Transfer, Papelas de Cuba, Legajo-372, Seville, Spain).

1764 James Henderson  
(Puente List in St. Augustine Historical Society file; Escrituras 1785, p. 164).

Between 1764 - 1785 - Robert Catherwood  
(Fatio certified No. 2 Jenkins Block legal property of Catherwood [Escrituras 1785, p. 164]).  
Henderson and Catherwood owned the house during the British Occupation of Florida (1763-1783).

March 8-10, 1785 - Charles Howard  
(Escrituras 1785, p. 164)

September 17, 1787 - Juan Cavedo  
(Escrituras 1787, p. 387)

May 10, 1787 - Francisco Antonio de Entralgo  
(Escrituras 1787, p. 2).

January 31, 1801 - John Lazaro Henry  
(Escrituras 1801, p. 16)

July 31, 1801 - Fernando de la Maza Arredondo  
(Escrituras 1801, p. 105).

March 28, 1839 - Virginia Watson - - - by auction - -  
U.S. Marshal's Deed.

(2 Writs of Fieri Facias - St. Johns County  
Records Deed Book "N", p. 407).

December 3, 1845 - Ora Howard - - - by auction - -  
U.S. Marshal's Deed.  
(St. Johns County Records Book "P", p. 80).

March 6, 1848 - George R. Fairbanks - - - by auction - -  
Sheriff's Deed.  
(Howard mortgaged to Sanchez who assigned to Hunter.  
Fairbanks acting for Hunter. St. Johns County  
Records Book "P", p. 173).

November 9, 1848 - Fanny Hanham  
(St. Johns County Records Book "P", p. 173).

1854 (Will) - James Hanham, husband and two sons after  
his death.  
(Book of Wills and Letter of Administration Book  
I, pages 268, 269. Mr. Hanham died before 1866  
as son William sold his half to John S. Phillips  
who resold to Ann Greeno, then James sold his  
half to Mrs. Greeno.

1866 The Hanham sons: William To John S. Phillips  
(Book "Q", p. 376).

1866 Phillips to Ann Greeno  
(Book "Q", p. 378).

1867 James, his half to Ann Greeno  
(Book "Q", p. 481).

1866-1867 Ann Greeno  
(St. Johns County Records Book "Q", p. 378-481).

1893 George S. Greeno - husband of Ann Greeno  
(WILL dated January 2, 1868. Mrs. Greeno died  
1893. Book 8, p. 387).

November 26, 1896 - Dr. Horace Lindsley.  
(St. Johns County Records Deed Book "XX", p. 432).

NOTE: All of the foregoing changes of title are based on a documented  
research report made on the house by Eleanor Phillips Barnes for  
J. H. S. Lindsley in 1955. Most of the Spanish documents cited may  
be consulted in the library of the St. Augustine Historical Society.

April 1964 - conveyed by will of Mrs. Horace Lindsley  
to Horace E. Lindsley and James H. S. Lindsley.

2. Date of erection: Unknown, probably originally before  
1763. House in its present form probably dates from the  
English Period (1773-1783) or more likely from the Second  
Spanish Period (1783-1821).
3. Architect and builder: Unknown.
4. Original plans, etc.: None known; little likelihood of  
recovery.

5. Notes on alterations and additions: Many 19th century alterations; one-story ell and other wooden additions; main stair and various interior alterations; balconies probably rebuilt in the 19th century. Brick parapet and corbie-step gables added by Dr. Lindsley c. 1908; new roof and third floor rebuilt at same time. No satisfactory chronology for most of the alterations can be obtained.

One curious remnant of former construction should be mentioned. Between the floor of the south room on the second floor and the ceiling of the first floor (against the wall) a shallow brick vault has been enclosed. This vault which measures about 2' x 4' is framed between headers at each end and abutted by a floor joist and a fragment of coquina wall cantilevered beyond the wall below. The most probable interpretation seems to be that this is the vestigial remains of a former fireplace and hearth. A 12" x 12" recess of uncertain purpose occurs in the coquina wall.

6. Important old views: None has so far come to light.

#### B. Sources of Information

Mrs. Eleanor Phillips Barnes, researcher; St. Augustine, Florida.

Recollections of Mrs. Horace Lindsley; St. Augustine, Florida.

Records of the St. Augustine Historical Society, St. Augustine, Florida.

### PART II. ARCHITECTURAL INFORMATION

#### A. General Statement

1. Architectural character: The plan of the Horruytiner House is one of several types common to early St. Augustine (see: Manucy, Albert. The Houses of St. Augustine, 1565-1821. St. Augustine, Florida: St. Augustine Historical Society, 1962). The masonry, which in part may date to the first Spanish Period, is of archaeological interest.
2. Condition of fabric: Well preserved, although maintenance is necessary, since it is now largely unoccupied.

#### B. Description of Exterior

1. Number of stories and bays; over-all dimensions; layout: Two-and-one-half stories, four x four bays: 41'-6 1/4"

(front) x 35'-2", exclusive of wooden additions; rectangular layout and shape.

55-SAUG-  
29-

2. Foundations: Coquina blocks [Note: "Coquina" is local shellstone quarried on nearby Anastasia Island and used for construction in St. Augustine since 1580 (letter to King from Governor Pedro Nenendez Marquez, December 27, 1583)].
3. Wall construction: Coquina blocks squared and laid in roughly horizontal courses, plastered inside and out; exterior painted and, at one stage, scored to simulate ashlar; south wall and loggia have had recent coat of shell-dash cement stucco applied. Parapets and corbie-step gables of brick plastered. Wooden additions have stud walls with common siding.
4. Porches: Two cantilevered, narrow wooden covered balconies (south and east elevations) supported on slender brackets; 19th century detail.
5. Chimneys: Three chimneys of coquina and brick.
6. Openings:
  - a. Doorways and doors: Doors of various types, none original, except narrow arched-headed double French doors onto balconies which may be early 19th century. Simple masonry openings.
  - b. Windows: Mostly nine-over-nine light, twelve-over-twelve light, double-hung wooden sash. Windows have stained glass in simple geometric pattern in wooden muntins.
  - c. Shutters: None in place; but fixed louver type supposedly from this building (fit small stained glass windows and French doors onto balcony) have been recovered (possession of Kenneth W. Dow, 250 St. George Street, St. Augustine).
7. Roof:
  - a. Shape and covering: Gable roof with parapet on south and east; hexagonal asphalt-cement shingles over wooden sheathing.
  - b. Eaves: Simple eaves with exposed rafters on west(rear); parapets on south and east; no parapet on north elevation since the building abuts multi-story Lyon Building.
  - c. Dormers: Five dormers; those on the east side have brick corbie-step gables, with two-over-two-light, double-hung wooden sash; those on the west (rear) have gable roofs and two-over-two-light, double-hung wooden sash.

HABS  
FLA  
55-SAUG  
29-

C. Description of Interior

1. Floor plans: The plan of the Horruytiner House is basically that described by Albert Manucy in his book, The Houses of St. Augustine, 1565-1821 (St. Augustine, Florida: St. Augustine Historical Society, 1962), p. 55, as the St. Augustine Plan. "This plan is found in two forms. The more popular one has a loggia (open-sided room) as an integral part of the plan, centered on the side. The other version substitutes a sheltered porch for the loggia. In both cases, the main entrance was through either the loggia or porch, which opened into the yard."
2. Stairways; Interior stairway: Two-run wooden stairway to second floor (two-run to third floor), molded mahogany rails and turned mahogany newel posts, two (rectangular in section) balusters per tread.  
Exterior stairway in loggia: Three-run masonry stairway covered with wooden treads and risers, and wooden rails.
3. Flooring: First floor and loggia: Mosaic tile of various shapes, some with decorative borders and centerpieces (all late 19th century).  
Second floor: Wooden plank with modern hardwood flooring laid over older plank floor.  
Third floor: Wooden plank floor.
4. Wall and ceiling finish: Plaster throughout.
5. Doors and doorways: Variety of types mostly replacements. Some old (19th century) six-paneled wooden doors. The slender glass-paneled, French-type, curved head doors to balcony of some interest.
6. Trim: In general, simple unmolded wooden trim; some 19th century pilaster trim with corner blocks. Wooden mantels with carpenter detail.
7. Hardware: Modern replacements.
8. Lighting: Modern electric fixtures.
9. Heating: Four fireplaces, gas stoves, and unused steam heat radiators.

D. Site

1. Faces east on St. George Street; east facade is directly on sidewalk; garden on south and west; wall of adjacent multi-stories building abuts on north.

HABS  
FLA  
55-5AUG  
29-

2. Enclosures: Masonry walls enclose property on south, east, and north.
3. Landscaping, gardens: No formal landscaping; informal planting of semitropical species; old coquina well in garden.

Prepared by Henry C. Edwards, Architect  
National Park Service  
August 1961

AND

Supplemental data by  
John C. Poppeliers,  
Architectural Historian  
National Park Service  
March 1965